

**Delaware Stadium Corporation  
Board Meeting Minutes  
October 17, 2016**

**Board Members in Attendance**

Tom McGonigle, Chairman  
Steven C. Taylor, Events Chairman  
Michael Morton  
Romain L. Alexander  
Bernice Whaley  
Jeff Young  
John Casey  
Harriet Smith Windsor  
Michael Hare  
Bud Freel  
Doug Denison

**Staff**

Joseph J. McDonald, Executive Director  
Kevin A. Guerke, Counsel

**Guests**

Andrew Layman, Wilmington Blue Rocks  
Doug Edwards, Seiberlich Trane Energy Services

**I. Call to Order**

With a quorum present, Chairman McGonigle called meeting to order at 5:05 p.m.

**II. Minutes of the Previous Meeting (May 23, 2016)**

Chairman McGonigle introduced minutes from the previous meeting for consideration. Without objection, the minutes were accepted as submitted.

**III. New Business**

**1. Delaware Sustainable Energy Utility EnergizeDelaware Direct Loan Program**

Chairman McGonigle explained that the corporation has been considering a partnership with the Sustainable Energy Utility (SEU) to make improvements to lighting and HVAC systems at the facility using SEU loan funds. Seiberlich Trane Energy Services was engaged to conduct an energy audit of the facility and assist in preparing an application to the SEU EnergizeDelaware Direct Loan Program.

Mr. Edwards gave an overview of his firm's report, which proposed lighting replacements across the facility, including field lighting that will be more efficient and brighter, correcting a longstanding issue of compliance with minor league game lighting standards. The proposal also

includes replacement of 8 of 11 HVAC units and the facility's hot water heater. Mr. Edwards said these improvements, paid for with an SEU loan, would result in a net positive cashflow for the corporation of approximately \$400,000 over 20 years.

Currently, SEU underwriters are reviewing the loan application. Mr. Edwards said the SEU identified one "red flag" with the application, noting that the corporation's sole source of revenue, the Blue Rocks contract, has a much shorter term than any potential SEU loan. He further stated that an option for a lien against the facility may be necessary to consummate a loan agreement with the SEU. Chairman McGonigle said, in any case, the corporation will need to revise its agreement with the Blue Rocks to change the way utility payments are made. Other contractual considerations could be part of such a renegotiations, he added.

Chairman McGonigle reminded the board that it likely won't see additional infusions of capital funding from future Bond Bills, given the state's present fiscal situation. He said the corporation must address the facility's lighting and HVAC needs one way or another, since the equipment is continuing to age, and the facility remains out of compliance with minor league standards. For these reasons, Chairman McGonigle said, he would like the board to take advantage of the SEU loan program.

Mr. Taylor commented that Frawley Stadium is a gem in the minor league, with many clubs having expressed interest in using the facility if given the opportunity. He said the chance of the Blue Rocks leaving in the foreseeable future is slim.

Mr. Young noted that the facility needs to be maintained to a high standard to sustain its reputation and future marketability.

Chairman McGonigle said that the work proposed could be completed by the start of the next baseball season if the SEU loan agreement is finalized by the end of this year.

Mr. Hare made a motion to move forward with finalizing a loan agreement with the SEU and revisions to the Blue Rocks agreement by the end of the year. Seconded by Mr. Casey, the motion was unanimously carried.

## **2. Stadium Renovation Updates**

Mr. McDonald said the concourse project is more involved than anticipated, necessitating additional work by Ewing Cole and other subcontractors. As of now, the estimated total cost for the concourse improvements is \$317,000, which exhausts the renovation funds provided to the corporation in the last two Bond Bills. He further stated that he is pleased with the work so far and that it should be completed by Thanksgiving.

Ms. Whaley made a motion to continue and complete the improvements to the concourse, seconded by Mr. Hare and unanimously carried.

Chairman McGonigle said the corporation will notify the chairs of the Bond Bill Committee that the funds have been used for this work.

#### **IV. Old Business**

##### **1. Community Service – Baseballs**

Mr. McDonald presented a draft of the 2017 budget, which included \$12,500 for Little League baseballs. He noted that operating expenses are flat, and that the Blue Rocks lease currently contains a 2.5 percent annual escalator, meaning that the baseball line could be increased to purchase balls for all Little League programs in Delaware.

Chairman McGonigle noted that the corporation may still need additional funding for the renovation projects, which may have to come from the operating budget, and suggested the corporation hold off on increasing budgeted expenses until next year.

Mr. Taylor made a motion to accept the draft 2017 budget without an increase in the baseballs line, seconded by Mr. Casey and unanimously carried.

#### **V. Adjournment**

Prior to adjournment, Mr. Casey extended his thanks to Chairman McGonigle for his leadership and involvement over the past year.

Mr. Layman noted that the Carolina League will be expanding next season to include two new teams – evidence that the league is doing well.

Chairman McGonigle said there will likely be no need for a December board meeting, though there may be a conference call scheduled to discuss the SEU process.

Mr. Taylor made a motion to adjourn the meeting, seconded by Mr. Casey and carried unanimously. The meeting adjourned at 6:10 p.m.

Respectfully submitted,  
Doug Denison